

DEFINITIONS OF NOTICE OF VALUATION FIELDS (see definitions on page 2)

Property Address 123 N Happy Go Ln		Serial Number 12:345:0001	Tax Dist 010	Acres 0.35	Prop Type RS
Partial Legal Description for Tax Identification Only: LOT 4, PLAT B, CHARLES MITCHELL SUBDV. AREA 0.345 AC.		BOARD OF EQUALIZATION INFORMATION			
Owner as of January 1, 2019: KLEIN, JAMES R & WENDI J		PIN: 580936			
Owner of Record (as of this printing):		Right to Appeal: If you believe that the assessed market value of your property is incorrect, you may appeal to the Utah County Board of Equalization by filing an Appeal (online, mail, or email) with the Utah County Clerk/Auditor at 111 S. University Ave, Provo UT 84606 2 You have until Monday 09/16/2019 to appeal Instructions on how to file can be found at: www.utahcounty.gov/Dept/ClerkAud/PropertyValuation.asp or call (801)851-8109			
TAXPAYER, JOHN & JANE 123 N HAPPY GO LN SOMETOWN, UT 84123					

MARKET VALUE OF YOUR PROPERTY (Last Property Review Date: March 7, 2019)		
Property Type	Last Year's Market Value	This Year's Market Value
Primary Residential	345,300	350,800
Total Property Value	345,300	350,800

CURRENT AND PROPOSED TAXES (Does NOT include Personal Property)					
Taxing Entity	Taxes Last Year	Tax This Year			
		No Budget Change	Proposed Budget	Change in Taxes	Percent
ALPINE SCHOOL DIST (BASIC)	316.40	320.47	320.47	0.00	0.00%
ALPINE SCHOOL DIST (OTHER)	1,006.17	920.90	959.68	38.78	4.21%
STATE CHARTER SCHOOL-ALPINE	13.10	12.35	12.35	0.00	0.00%
UTAH COUNTY - LOCAL ASSESSING	32.29	30.48	30.48	0.00	0.00%
MULTI COUNTY ASSESSING	1.71	1.74	1.74	0.00	0.00%
UTAH COUNTY	139.02	129.66	129.66	0.00	0.00%
CENTRAL UTAH WATER CONS DIST	75.97	72.93	77.18	4.25	5.83%
LEHI CITY	318.68	296.74	296.74	0.00	0.00%
LEHI METRO WATER DISTRICT	1.71	1.54	1.54	0.00	0.00%
NORTH UTAH COUNTY WATER DIST	3.61	3.28	3.28	0.00	0.00%
Total Property Tax	1,908.65	1,790.10	1,833.12	43.02	2.40%

Tax Abatements (Circuit Breaker, Indigent, Blind, Disabled Veteran) Do NOT Appear On This Notice.

PUBLIC BUDGET MEETING INFORMATION		
Taxing Entity	Meeting Date	Meeting Location
ALPINE SCHOOL DIST (OTHER)	08/13/2019 6:00 PM	DISTRICT OFFICE, 575 N 100 E AMERICAN FORK, UT 84003
CENTRAL UTAH WATER CONS DIST	08/12/2019 6:00 PM	CUWCD OFFICE, 355 W UNIVERSITY PKWY OREM, UT 84058

VALUATION NOTICE DEFINITIONS

1. **Serial Number** – This is your property's unique number ID within the Utah County Land Records system. All property within the county is identified with a unique 9-digit number. When contacting the county offices with questions about your property, it is incredibly helpful to have this ID number available to you.
2. **Right to Appeal** – If you do not agree with the assessed fair market value from the Assessor, you can file an appeal with the Salt Lake County Auditor through the Board of Equalization until date shown
3. **Last Year's Market Value** – Your property's fair market value for the previous year as determined by the County Assessor.
4. **This Year's Market Value** – Your property's fair market value for the current year as determined by the County Assessor.

A NOTE ABOUT MARKET VALUE

Property taxes are based upon the market value as of January 1 of the current year. Market value is determined by the County Assessor. As market value increases or decreases, the property tax may also increase or decrease.

- **Fair Market Value:** *means the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.*
- **Taxable Value:** *the value used to calculate property taxes due. A primary residence receives a 45 percent reduction from market value. For most other classes of property, taxable value is the same as market value.*

5. **Taxing Entity** – This is a list of all the local government agencies that levy a property in the area where your property is located. Local government's ability to levy a property is based solely on a property's geographical location.
6. **Taxes Last Year** – This is last year's tax amount. Actual tax paid may have been less if you received a tax credit. Taxes on personal property or motor vehicles are not included in these amounts.
7. **No Budget Change** – Tax amount for this year *IF none of the Taxing Entities listed adopt an annual budget that includes a Tax Increase above what has been calculated by the State & County.* These amounts do not reflect any reduction for a tax credit. Taxes on personal property or motor vehicles are not included in these amounts.
8. **Proposed Budget** – Tax amount for this *IF all of the Taxing Entities listed adopt an annual budget that includes a Tax Increase above what has been calculated by the State & County.* These amounts do not reflect reduction for tax credits. Taxes on personal property or motor vehicles are not included in these amounts. You are encouraged to participate and give your input in any public budget meetings. Locations and time for budget meetings (if required) are listed on the front of this notice.
9. **Change in Taxes** – This is the difference between the amount in the Proposed Budget Column and the amount in the No Budget Change Column for this year's property tax.
10. **Percentage** – This is the percentage increase (decrease) of the Change in Taxes. (Formula: Change in Taxes column ÷ No Budget Change column = % of increase/decrease)
11. **Public Budget Meeting Information** – This section shows the date, time, and place where an entity proposing tax increases will hold a public hearing to explain their increases and provide taxpayers an opportunity to voice/state their opinions.